



**Planning & Community
Development Department**
1421 N Meadowwood Lane
Suite 120
Liberty Lake, WA 99019
Phone: (509) 755-6707
Fax: (509) 755-6713
www.cityoflibertylake.com

ACCESSORY STRUCTURES

Definition

Accessory structures are a building, area, part of a building, structure or use which is subordinate to, and the use of which is incidental to, that of the main building, structure, or use on the same lot. Within residential zones, the accessory structure or use shall be limited in area as set forth within the underlying zone classification, unless the building is used in conjunction with permitted farming or animal raising.

In a residential zone, an accessory structure is typically a structure that is detached from the main residence and is used as a workshop, storage or lawn shed, garage, etc.

When one is planning on constructing an accessory structure in a Planned Unit Development (PUD), the CCR's for the PUD need to be checked. If the PUD CCR's are stricter in nature than the underlying zone, they take precedent when it comes to accessory structures. In the City of Liberty Lake, currently, some PUD's do not allow any accessory structures, while other PUD's allow them, but they must be approved by an architectural review board and they have strict size and building or architectural style guidelines.

General Building Code Guidelines

Building Permit Requirements: Accessory structures less than 120 square feet in area are exempt from building permits, but cannot be attached to any other structure and must meet the minimum setback requirements of the Zoning Code. These buildings can not be used for human occupancy or habitation. Buildings less than 400 square feet in area may be constructed on slabs with a thickened perimeter, although not recommended due to frost permeation of the soil in this area. It is also recommended that you check with your homeowners association (if applicable) for rules regarding construction of accessory structures. Another type of accessory structure is a pole structure or pole building. Due to the nature of this type of construction, the City of Liberty Lake will require that plans submitted for these buildings bear the stamp and signature of a professional engineer, registered in the state of Washington.

The following list is representative of the building code rules regarding accessory buildings:

- Less than one hundred twenty (120) square feet of floor area does not require a building permit.
- Less than four hundred (400) square feet of floor area does not require a full foundation (but is recommended) and may be constructed on a slab with the perimeter thickened.
- Pole type structures that exceed one hundred twenty (120) square feet of floor area require drawings that are stamped and signed by a professional engineer, registered to work in the state of Washington.

All of the above referenced structures shall meet the minimum standards for construction, listed in the 1997 edition of the Uniform Building Code.

General Zoning Code Guidelines

These guidelines cover residential zones in the City of Liberty Lake, for information on what zone you are in, as well as other zones, please contact or stop by Planning & Community Development (755-6707). These guidelines do not cover zones with PUD overlays, so check your homeowners association CCR's for further requirements on accessory structures

UR-3.5 Zone

- Accessory structure setbacks from property lines
 1. Front & Flanking Streets = 25' setback
 2. Back & Side = 5' setback for structures up to 15' tall (at peak), structures over 15' tall, add an additional foot to the setback for every foot of structure height over 15'.
Example: 17' tall structure (at peak) would have a setback of 7' (5'+1+1)
 3. Structures less than 120 sq. ft. in size may be located on side & rear lot lines
- Maximum Building Coverage & Structure Sizes
 1. No more than **50%** of the lot area can be covered by structures

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2. Combined accessory structure sq. footages for lots less than 30,000 sq. ft. = 1,000 sq. ft. or 10% of lot size, whichever is greater
Example: A 6,500 sq. ft. lot that has a residence with a footprint that is 30'x50' or 1,500 sq. ft., would be allowed an accessory structure, no larger than 1,000 sq. ft. (10% would have been smaller). 50% of 6,500 is 3,250 (1500 + 1000 does not exceed the 50% coverage rule so the 1,000 sq. ft. structure would be permitted)
3. Maximum building height is 35'

UR-7 Zone

- Accessory structure setbacks from property lines
 1. Front & Flanking Streets = 25' setback
 2. Back & Side = 5' setback for structures up to 15' tall (at peak), structures over 15' tall, add an additional foot to the setback for every foot of structure height over 15'.
Example: 17' tall structure (at peak) would have a setback of 7' (5'+1+1)
 3. Structures less than 120 sq. ft. in size may be located on side & rear lot lines
- Maximum Building Coverage & Structure Sizes
 1. No more than **55%** of the lot area can be covered by structures
 2. Combined accessory structure sq. footages for lots less than 30,000 sq. ft. = 1,000 sq. ft. or 10% of lot size, whichever is greater
Example: A 6,500 sq. ft. lot that has a residence with a footprint that is 30'x50' or 1,500 sq. ft., would be allowed an accessory structure, no larger than 1,000 sq. ft. (10% would have been smaller). 55% of 6,500 is 3,575 (1500 + 1000 does not exceed the 55% coverage rule so the 1,000 sq. ft. structure would be permitted)
 3. Maximum building height is 35'

UR-12 Zone

- Accessory structure setbacks from property lines
 1. Front & Flanking Streets = 25' setback
 2. Back & Side = 5' setback for structures up to 15' tall (at peak), structures over 15' tall, add an additional foot to the setback for every foot of structure height over 15'.
Example: 17' tall structure (at peak) would have a setback of 7' (5'+1+1)
 3. Structures less than 120 sq. ft. in size may be located on side & rear lot lines

- Maximum Building Coverage & Structure Sizes
 1. No more than **60%** of the lot area can be covered by structures
 2. Combined accessory structure sq. footages for lots less than 30,000 sq. ft. = 1,000 sq. ft. or 10% of lot size, whichever is greater
Example: A 6,500 sq. ft. lot that has a residence with a footprint that is 30'x50' or 1,500 sq. ft., would be allowed an accessory structure, no larger than 1,000 sq. ft. (10% would have been smaller). 60% of 6,500 is 3,900 (1500 + 1000 does not exceed the 60% coverage rule so the 1,000 sq. ft. structure would be permitted)
 3. Maximum building height is 40'

UR-22 Zone

- Accessory structure setbacks from property lines
 1. Front & Flanking Streets = 25' setback
 2. Back & Side = 5' setback for structures up to 15' tall (at peak), structures over 15' tall, add an additional foot to the setback for every foot of structure height over 15'.
Example: 17' tall structure (at peak) would have a setback of 7' (5'+1+1)
 3. Structures less than 120 sq. ft. in size may be located on side & rear lot lines
- Maximum Building Coverage & Structure Sizes
 1. No more than **65%** of the lot area can be covered by structures
 2. Combined accessory structure sq. footages for lots less than 30,000 sq. ft. = 1,000 sq. ft. or 10% of lot size, whichever is greater
Example: A 6,500 sq. ft. lot that has a residence with a footprint that is 30'x50' or 1,500 sq. ft., would be allowed an accessory structure, no larger than 1,000 sq. ft. (10% would have been smaller). 65% of 6,500 is 4,225 (1500 + 1000 does not exceed the 65% coverage rule so the 1,000 sq. ft. structure would be permitted)
 3. In a UR-22 zone, each single family or duplex unit is permitted only one (1) detached storage structure
 4. Maximum building height is 50'

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Required Submittals:

1. Building Permit Application
 2. Details:
 - Site Plan
 - Typical Wall Section (ground to roof)
 - Typical Floor Plan
 - Structures greater than 400 sq. ft., must also submit a brace wall panel detail & foundation detail (see our brochure on typical construction details), some details may need an engineers certification, consult Planning & Community Development Staff.
 3. Mechanical & Plumbing (if applicable)
 4. Electrical (if applicable, may be obtained through Labor & Industries 324-2640)
- Please allow 1 - 2 days for permit processing

Required Inspections:

A final inspection of the structure is required. Other inspections may be required, consult with department staff for additional inspection requirements.
Please call 755-6705 to schedule inspections, 24 hour notice is required.

For more information or an appointment contact:
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